175.0	0002	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	710,900 / 710,900
					USE VALUE:	710,900 / 710,900
					ASSESSED:	710,900 / 710,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		PIEDMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARKUSSEN DAVID M
Owner 2:	MARKUSSEN SANDRA A
Owner 3:	
Street 1:	34 PIEDMONT STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,498 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Vinyl Exterior and 1811 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5498.000	300,800	600	409,500	710,900
Total Card	0.126	300,800	600	409,500	710,900
Total Parcel	0.126	300,800	600	409,500	710,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 392.53 | /Parcel: 392.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 117028
GIS Ref:
GIS Ref:
Insp Date: 08/31/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 175.0-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	300,700	600	5,498.	409,500	710,800	710,800	Year End Roll	12/18/2019
2019	101	FV	242,100	600	5,498.	403,600	646,300	646,300	Year End Roll	1/3/2019
2018	101	FV	241,500	600	5,498.	310,000	552,100	552,100	Year End Roll	12/20/2017
2017	101	FV	241,500	600	5,498.	292,500	534,600	534,600	Year End Roll	1/3/2017
2016	101	FV	241,500	600	5,498.	269,100	511,200	511,200	Year End	1/4/2016
2015	101	FV	225,200	600	5,498.	251,500	477,300	477,300	Year End Roll	12/11/2014
2014	101	FV	225,200	600	5,498.	231,600	457,400	457,400	Year End Roll	12/16/2013
2013	101	FV	225,200	600	5,498.	231,600	457,400	457,400		12/13/2012

!13624!

PRINT

Date	Time
12/11/20	03:33:08

LAST REV

Date	Time
10/02/18	12:22:09
mmcmakin	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 13624

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCCADDEN SHAWN/	27206-444		4/14/1997		237,000	No	No		Y

USER DEFINED

Prior Id # 1:	117028
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/8/2014	1133	Redo Bat	12,700		9/8/2014			Bathroom remodel.
1/19/2006	39	Re-Roof	5,825					
4/15/1999	194	Manual	10,000					REPLACE WALL/DRIVE

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2018	Meas/Inspect	HS	Hanne S
10/15/2008	Meas/Inspect	345	PATRIOT
12/30/1999	Meas/Inspect	243	PATRIOT
7/22/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5498		Sq. Ft.	Site		0	70.	1.06	6									409,456						409,500	

Total AC/HA: 0.12622 | Total SF/SM: 5498 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 409,456 | Spl Credit | Total: 409,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	10	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	1.01099992
Adj $ / SQ:	143.309
Other Features:	110136
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	369473
Depreciation:	68722
Depreciated Total:	300751

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

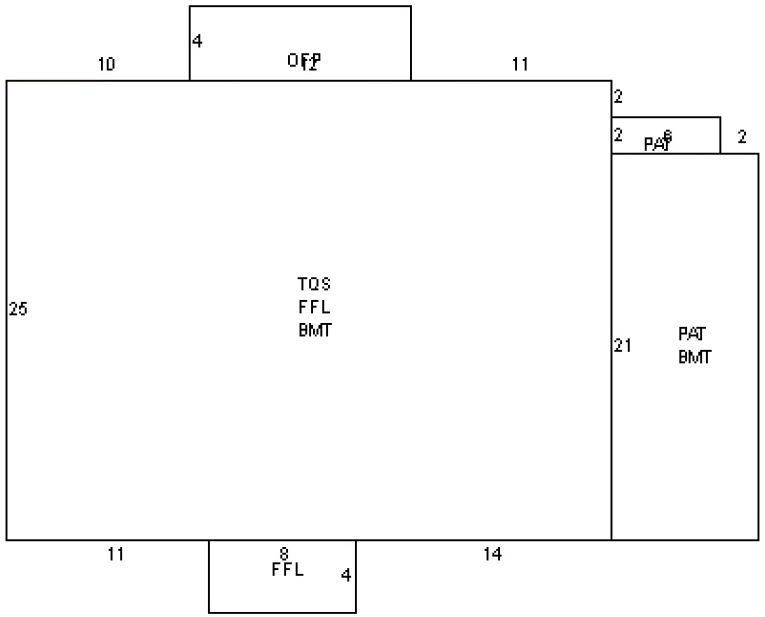
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	143.31
Special Features:	0	Val/Su Net:	114.16
Final Total:	300800	Val/Su SzAd	212.75

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	993	54.170	53,792
FFL	First Floor	857	143.310	122,816
TQS	3/4 Story	557	143.310	79,805
PAT	Patio	180	4.380	789
OFP	Open Porch	48	44.480	2,135

Net Sketched Area:	2,635			Total:	259,337
Size Ad	1413.875	Gross Are	2903	FinArea	1811

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	
TQS	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 175.0-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	120	A	AV	2007	5.38	T	9.6	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600